



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Towne Ranch, Unit No. 5, Tract No. 2698

MEETING DATE: May 7, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Towne Ranch, Unit No. 5 development:

1. Approve the final map for Towne Ranch, Unit No. 5, Tract No. 2698, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Approve the proposed terms of an addendum to the Improvement Agreement for payment for the landscaping and irrigation system to be installed along the reverse frontage fence on Turner Road and authorize the City Manager to execute the addendum without further Council action.
3. Appropriate \$96,535.59 for payment of the following items:

a) Oversize Water Mains	\$17,482.34
b) Turner Road Landscape Irrigation Service	\$ 1,557.60
c) Turner Road Landscaping and Irrigation System (future)	\$10,000.00
d) Turner Road Reconstruction	\$ 2,587.20
e) Storm Drainage Basin Purchase Agreements (E-Basin)	\$64,908.45

BACKGROUND INFORMATION: The subdivision is located south of Turner Road, west of the MCI facility on Turner Road and north of the existing Towne Ranch developments, as shown on the attached Exhibit A. The development consists of 51 single-family residential lots.

Towne Ranch Associates, developers of the Towne Ranch, Unit No. 5 subdivision, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees for water, wastewater, street and storm drain facilities have not been paid.

The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.

The developer will receive credits against fees for oversize master plan water mains to be constructed with the Towne Ranch development in conformance with LMC §16.40, Reimbursements for Construction.

Turner Road Landscaping and Irrigation System

On February 14, 1995, Council modified the conditions of approval placed on the tentative map by the Planning Commission regarding landscaping and irrigation along the reverse frontage fence on Turner Road. The modified conditions required that the developer pay a tree planting fee and fence maintenance fee and

APPROVED: _____

H. Dixon Flynn -- City Manager

that the City pay for the balance of the landscaping and irrigation system and assume responsibility for future maintenance. The landscaping and irrigation system design was to be provided by City staff, incorporated in the approved plans by the developer's engineer and installed by the developer's contractor.

The developer has paid the tree planting fee and fence maintenance fee as required and will receive credits against fees for the irrigation system water service and conduit to be placed across Evergreen Drive to allow future expansion of the irrigation system to the west. Staff design for the balance of the landscaping and irrigation system is not yet complete and the costs, therefore, are not known at this time. Staff requests Council approve the issuance of an addendum to the Improvement Agreement to cover payment for the City's portion of the landscaping and irrigation system costs when the design and costs are available on the condition that the costs do not exceed \$2.50 per square foot of landscaped area, and authorize the City Manager to execute the addendum without further Council action.

Turner Road Reconstruction

Repairs in Turner Road between the Woodbridge Irrigation District Canal and Lower Sacramento Road were included in the Pavement Maintenance Program for 1996. Since underground utilities are to be installed in Turner Road with the Towne Ranch and previously approved Bridgetowne projects, the scheduled repair work for Turner Road has been included in the plans for those projects. The work consists of removing and reconstructing a 22-foot strip in the center of Turner Road along the Bridgetowne and Towne Ranch frontages and removal and reconstruction of the entire street width between the east boundaries of the subdivisions and Lower Sacramento Road. This work will improve the condition of the roadway surface and the existing grades will be changed to improve drainage. The work included with the Towne Ranch project consists of removing and reconstructing 1,120 square feet of pavement east of the subdivision boundary.

Storm Drainage Basin Purchase Agreements

Existing agreements for the purchase of property for E-Basin require repayment from funds collected for Development Impact Mitigation Fees for storm drainage. Staff requests that Council appropriate monies from the impact fees for storm drainage collected for this project to allow payment in compliance with the terms of those agreements.

FUNDING: Funds will be provided from the following sources:

1. Development Impact Mitigation Fees - Water Facilities	\$17,482.34
2. Transportation Development Act (Irrigation Service)	\$ 1,557.60
3. Transportation Development Act (Future Landscaping Costs)	\$10,000.00
4. Street Fund - Gas Tax	\$ 2,587.20
5. Development Impact Mitigation Fees - Storm Drain Facilities	\$64,908.45
Funding Available: <i>Ruby R. Faite for</i> TOTAL	\$96,535.59

Finance Director

Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW

Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Towne Ranch Associates
Baumbach & Piazza

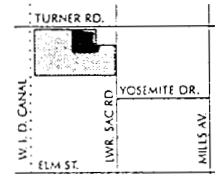
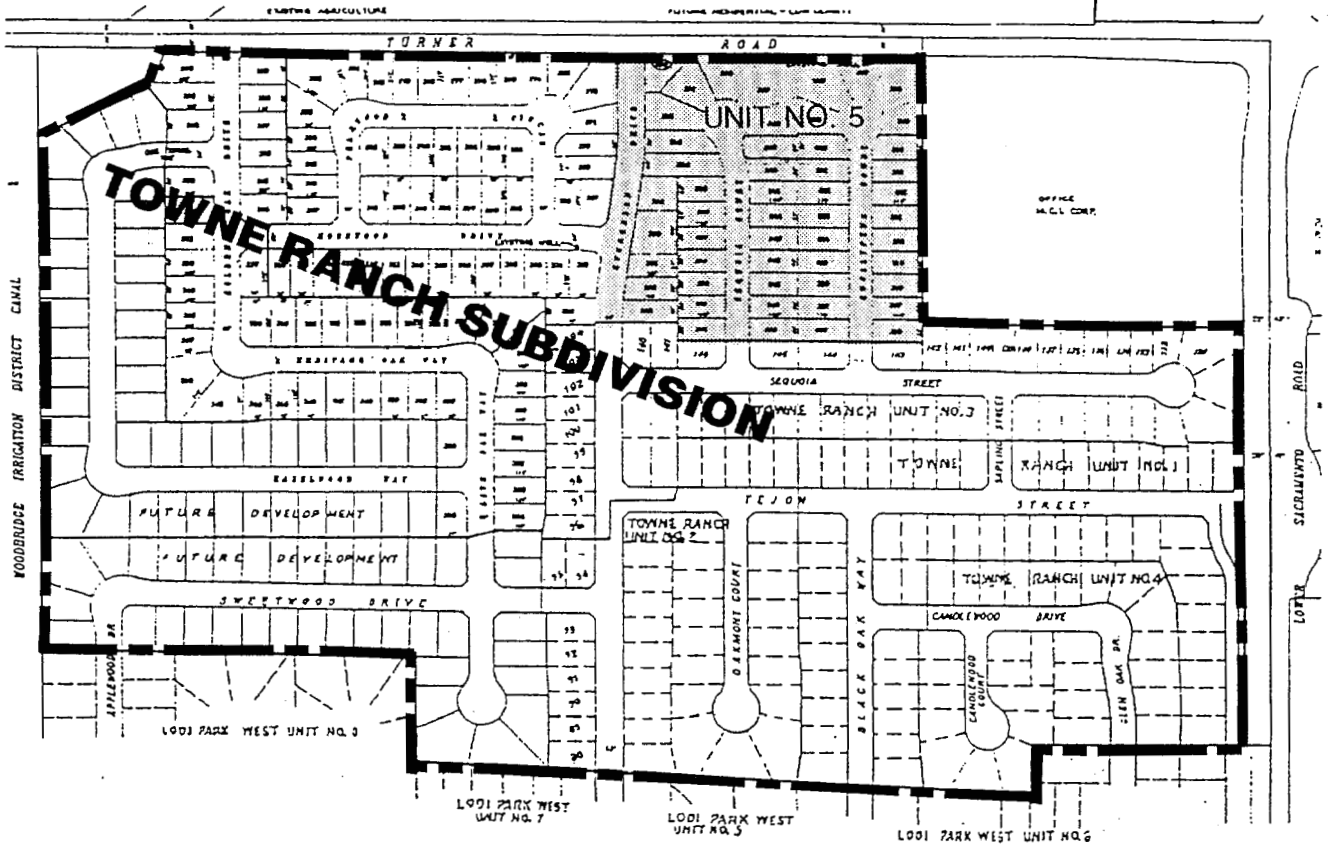


CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A

BRIDGETOWNE SUBDIVISION

WINE & ROSES
COUNTRY INN



VICINITY MAP



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Towne Ranch, Unit No. 5, Tract No. 2698

MEETING DATE: May 7, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Towne Ranch, Unit No. 5 development:

1. Approve the final map for Towne Ranch, Unit No. 5, Tract No. 2698, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City upon receipt of the required improvement security.
2. Approve the proposed terms of an addendum to the Improvement Agreement for payment for the landscaping and irrigation system to be installed along the reverse frontage fence on Turner Road and authorize the City Manager to execute the addendum without further Council action.
3. Appropriate \$96,535.59 for payment of the following items:

a) Oversize Water Mains	\$17,482.34
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Towne Ranch Associates, developers of the Towne Ranch, Unit No. 5 subdivision, have furnished the City with the improvement plans, necessary agreements, ~~guarantees~~, insurance certificates, and a portion of the fees for the proposed subdivision. The required improvement security will be provided in the next day or two. Staff recommends that Council approve the subdivision conditionally pending the receipt of the required improvement security. The Development Impact Mitigation Fees for water, wastewater, street and storm drain facilities have not been paid.

The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.

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APPROVED: _____

H. Dixon Flynn -- City Manager

Turner Road Landscaping and Irrigation System

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The developer has paid the tree planting fee and fence maintenance fee as required and will receive credits against fees for the irrigation system water service and conduit to be placed across Evergreen Drive to allow future expansion of the irrigation system to the west. Staff design for the balance of the landscaping and irrigation system is not yet complete and the costs, therefore, are not known at this time. Staff requests Council approve the issuance of an addendum to the Improvement Agreement to cover payment for the City's portion of the landscaping and irrigation system costs when the design and costs are available on the condition that the costs do not exceed \$2.50 per square foot of landscaped area, and authorize the City Manager to execute the addendum without further Council action.

Turner Road Reconstruction

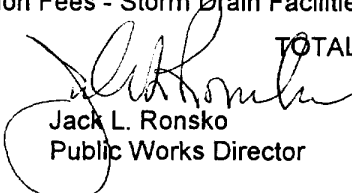
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TOTAL	\$96,535.59


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer
JLR/SAW
Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Towne Ranch Associates
Baumbach & Piazza

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

May 1, 1997

Towne Ranch Associates
P. O. Box 1597
Lodi, CA 95241

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for Towne Ranch,
Unit No. 5, Tract No. 2698


Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 7, 1997, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.


for Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓